

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 4

Property ID: R77099

Property Information

property address: 815 S MAIN  
legal description: SMYTHE #1, BLOCK D, LOT 3 (PT OF), MANSEL'S WHEEL ALIGNMENT  
owner name/address: MOREHEAD, BRUCE W JR & MARY  
201 NORTH AVE E  
BRYAN, TX 77801-4440  
full business name: MANSEL'S BRAKES + ALIGNMENT  
land use category: Comm. Ret. type of business: CAR SHOP  
current zoning: SC-B occupancy status: OCCUPIED  
lot area (square feet): 10594 frontage along Texas Avenue (feet): 54  
lot depth (feet): 145 sq. footage of building: 4200  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): METAL  
building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1979 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: ELECTRIC  
overall condition (specify): OK  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: BD  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

N/A if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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